



AGENDA, TROY CITY COUNCIL
MONDAY, FEBRUARY 4, 2019, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

excuses by motion/second/roll call vote

SUMMARY OF MINUTES January 22, 2019 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

CITIZEN COMMENTS ON COMMITTEE REPORTS OR AGENDA ITEMS – TWO MINUTE LIMIT

RESOLUTIONS

R-2-2019 Bid articulating compact mower for Cemetery Department, \$81,000 1st Reading

R-3-2019 Bid Troy Recreation Trail Resurfacing Project, \$210,000 1st Reading

ORDINANCES

O-3-2019 Rezoning of IL 10622, 44 Peters Avenue, M-2 to Industrial PD Public Hearing 2-19-2019 1st Reading

COMMUNICATIONS/ANNOUNCEMENTS

UPDATE ON ATP ACTIVITIES by Mr. Schweser

COMMENTS: Mayor, Director of Public Service & Safety, Auditor, Director of Law, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

DISPOSITION OF ORDINANCES AND RESOLUTIONS
COUNCIL MEETING

Date of Meeting: Feb. 4, 2019

[illegible]

MINUTES OF COUNCIL

A regular session of Troy City Council was held Tuesday, January 22, 2019, at 7:00 p.m. in Council Chambers.

Members Present: Heath, Kendall, Lutz, Oda, Phillips, Severt, Schweser, Terwilliger and Twiss.

Presiding Officer: Martha A. Baker President of Council

Others Present: Michael L. Beamish Mayor
Patrick E. J. Titterington Director of Public Service and Safety
Grant D. Kerber Director of Law

INVOCATION & PLEDGE OF ALLEGIANCE: An invocation was given by Council Member Schweser, followed by the Pledge of Allegiance.

MINUTES: The Clerk gave a summary of the minutes of the January 7, 2019, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Phillips, seconded by Mr. Twiss, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS: None

CITIZEN COMMENTS: Lester Conard, 1210 S. Clay Street, questioned the use of a consultant for \$5,000 regarding downtown parking as he believes Council should be able to figure out what to do on the subject of parking.

ORDINANCE NO. O-1-2019

AN ORDINANCE AMENDING ORDINANCE NO. O-54-2018, EXTENDING THE DECLARATION OF A MORATORIUM ON THE ENFORCEMENT OF SECTION 351.15, THE ENFORCEMENT OF PROHIBITIONS AGAINST THE PARKING OF MOTOR VEHICLES FOR PERIODS OF LESS THAN TWO HOURS, AND SECTION 353.12 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Heath.

Yes: Schweser, Severt, Phillips, Oda, Lutz, Kendall, Heath, Twiss and Terwilliger.

No: None.

Mr. Heath moved for adoption. Motion seconded by Mr. Schweser.

Yes: Severt, Phillips, Oda, Lutz, Kendall, Heath, Twiss, Terwilliger and Schweser.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-2-2019

ORDINANCE TO ACCEPT THE APPLICATION FOR THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 6.1241 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, TO THE CITY OF TROY, OHIO

This Ordinance was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Kendall.

Yes: Phillips, Oda, Lutz, Kendall, Heath, Twiss, Terwilliger, Schweser and Severt.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Oda, Lutz, Kendall, Heath, Twiss, Terwilliger, Schweser, Severt and Phillips.

No: None.

ORDINANCE ADOPTED

COMMENTS OF MAYOR BEAMISH:

Mayor Beamish thanked those involved in providing the Dr. Martin Luther King, Jr. Holiday celebration.

COMMENTS OF DIRECTOR OF PUBLIC SERVICE AND SAFETY:

Mr. Titterington commented that the consultant related to downtown parking is to provide an independent analysis of the data collected during the parking moratorium and then present a report to Council, not determine whether or not the moratorium should be extended. He further commented that the \$5,000 consultant fee is a not to exceed amount and the final cost could be less.

COMMENTS OF MEMBERS OF COUNCIL.

- Mr. Schweser expressed thanks to Joann Anderson and Shane Carter of the Lincoln Community Center for their work on behalf of the Dr. King celebration.
- Mr. Schweser expressed his appreciation for the work of City employees who have been involved in plowing and other snow handling efforts.
- Mr. Kendall thanked Lisa Redic for her musical contributions to the Dr. King celebration.

There being no further business, Council adjourned at 7:13 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: January 28, 2019

FROM: Finance Committee

SUBJECT: BIDDING AUTHORIZATION, COMPACT LOADER FOR CEMETERY DEPARTMENT

This Committee met on January 28, 2019 to consider a request to authorize bidding for a compact articulating multi-purpose compact loader for the Cemetery operation. The Cemetery Endowment Fund Budget (Fund 672) includes \$81,000 to purchase this item, which will serve a variety of functions and provide for more efficiency for some work.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the purchase of an articulating multi-purpose compact loader for the Cemetery operation at a cost not to exceed \$81,000.

Respectfully submitted,

John W. Schweser

Todd D. Severt

Thomas M. Kendall, Chairman
Finance Committee

DETAILED REPORT:

This Committee met on January 28, 2019 to consider a request to authorize bidding for a compact articulating multi-purpose compact loader for the Cemetery operation. The meeting was also attended by Mayor Beamish, Council President Baker, Council Members Oda, Terwilliger, Heath and Phillips, the Director of Public Service and Safety, and members of the City staff.

This piece of equipment will replace the department's John Deere mower/plow, which was used for mowing, snow removal on sidewalks and cemetery street intersections, and blowing debris off cemetery roads. The new equipment will also allow for efficiency of work such as assisting with digging for cremation burials and monument foundations (now done by hand), moving monuments to make room for larger equipment, and preparing graves and other areas for grass seed or sod. The Cemetery Endowment Fund Budget (Fund 672) includes \$81,000 to purchase this equipment

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the purchase of an articulating multi-purpose compact loader for the Cemetery operation at a cost not to exceed \$81,000.

cc: Council
Mayor
Mr. Kerber
Mr. Frigge
Mr. Titterington, Clerk, file, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: January 28, 2019

FROM: Recreation and Parks Committee

SUBJECT: BIDDING AUTHORIZATION, TROY RECREATIONAL TRAIL RESURFACING

This Committee met on January 28, 2019 to consider a request to authorize bidding for Troy Recreational Trail Resurfacing Project, which has been approved for Federal Funding up to 80% of the project cost. There are three segments of the project identified in the detailed report.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Troy Recreational Trail Resurfacing Project at a cost not to exceed \$210,000.

Respectfully submitted,

Robin I. Oda

John R. Terwilliger

Brock A. Heath, Chairman
Recreation and Parks Committee

DETAILED REPORT:

This Committee met on January 28, 2019 to consider a request to authorize bidding for the Troy Recreational Trail Resurfacing Project. The meeting was also attended by Mayor Beamish, Council President Baker, Council Members Phillips and Schweser, the Director of Public Service and Safety, and members of the City staff.

The segments of the recreational trail were defined for which Federal Funding may be applicable. A grant application was submitted and approved to pay up to 80% of the estimated project cost of \$210,000. A funding requirement is that the City funds the project and then seeks reimbursement. The project scope will include repairs as necessary and the application of an overlay layer. The project has three segments, defined as:

- Project A – Trail between Lytle Road and North Road at Trade Square East
- Project B – Trail between Harrison Street and Adams Street Bridge
- Project C – Trail between Market Street Bridge and Miami Shore Golf Course

In addition to the above outlined work, the City will be working on other areas of the recreational trail with that work budgeted at \$90,000 and to be bid with the paving program. There was a discussion regarding if that project will include areas where the trail may be low and water pools during high water events. Staff commented that there are alternate routes for those areas during high water events, with more signage being added, but those areas are within the FEMA flood plain and cannot be built up.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Troy Recreational Trail Resurfacing Project at a cost not to exceed \$210,000.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, file, media

RESOLUTION No. R-2-2019

Dayton Legal Blank, Inc.

**RESOLUTION AUTHORIZING THE DIRECTOR OF
PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY,
OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A
CONTRACT FOR AN ARTICULATING MULTI-PURPOSE
COMPACT LOADER FOR THE CEMETERY
DEPARTMENT**

WHEREAS, Council has established a need to provide an articulating multi-purpose compact loader for the Cemetery Department,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to advertise for bids and enter into a contract for an articulating multi-purpose compact loader for the Cemetery Department in accordance with the specifications now on file in the office of the Director of Public Service and Safety, at a cost not to exceed Eighty-one Thousand Dollars and no/100 (\$81,000.00).

SECTION II: That this Resolution shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

RESOLUTION No. R-3-2019

Dayton Legal Blank, Inc.

**RESOLUTION AUTHORIZING THE DIRECTOR OF
PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY,
OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A
CONTRACT FOR THE TROY RECREATIONAL TRAIL
RESURFACING PROJECT**

WHEREAS, the City of Troy, Ohio has secured federal funding towards the resurfacing of a portion of the Troy Recreational Trail,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to advertise for bids and enter into a contract for the Troy Recreational Trail Resurfacing Project in accordance with the specifications now on file in the office of the Director of Public Service and Safety, at a cost not to exceed Two Hundred Ten Thousand Dollars and no/100 (\$210,000.00).

SECTION II: That this Resolution shall be effective at the earliest date allowed by law.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

ORDINANCE No. O-3-2019

Davies Legal Blank, Inc.

**AN ORDINANCE CHANGING THE ZONING OF INLOT
10622 (PARCEL NO. D08-104346) IN THE CITY OF TROY,
OHIO FROM M-2, LIGHT INDUSTRIAL DISTRICT TO AN
INDUSTRIAL PLANNED DEVELOPMENT (PD)**

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone Inlot 10622 (Parcel No. D08-104346), located at 44 Peters Avenue in the City of Troy, and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval, and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of Inlot 10622 (Parcel No. D08-104346), located at 44 Peters Avenue in the City of Troy, Ohio be changed from M-2, Light Industrial District to an Industrial Planned Development (PD).

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor



MEMORANDUM

TO: Mrs. Baker, President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: January 9, 2019
SUBJECT: **REPORT OF THE PLANNING COMMISSION ON THE REZONING OF PARCEL D08-104346, INLOT 10622, LOCATED AT 44 PETERS AVENUE, FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO AN INDUSTRIAL PLANNED DEVELOPMENT (PD)**

On January 9, the Troy Planning Commission considered the rezoning of Parcel D08-104346, Inlot 10622, from M-2, Light Industrial District, to an Industrial PD. This parcel is located at 44 Peters Avenue. The owner/applicant is Jason Marko (U-Stor-It). The parcel consists of 1.117 acres and is located on the south side of Peters Avenue.

The applicant's intention is to construct a second separate building of self-storage units. The established zoning on this property is M-2 Light Industrial District. There is one structure on the property built in 2016. As the Zoning Code does not permit two principle structures on a lot under a standard M-2 zoning, the owner has applied for an Industrial PD zoning, which would allow the additional structure. All other requirements of the M-2 zoning would continue.

The surrounding area contains a mix of developed properties, Residential to the northwest, Commercial to the east and south, and Industrial uses to the west.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that Parcel D08-104346, Inlot 10622, be rezoned from M-2, Light Industrial District, to an Industrial PD, based on the findings of staff that:

- The proposed development is a permitted use for the current zoning designation;
- The site will conform to existing code requirements for the M-2 Light Industrial District.
- The proposed PD is needed to allow for the additional placement of a principle structure due to existing conditions on the property.

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the February 19 meeting of Council.

encl.



| | |
|------------|--|
| TO: | Troy Planning Commission |
| FROM: | Planning Staff |
| DATE: | January 9, 2019 |
| SUBJECT: | Rezoning Request – 44 Peters Rd, M-2 Light Industrial District to a Planned Development |
| OWNER: | Jason Marko |
| APPLICANT: | Jason Marko (U-Stor-It) |

DISCUSSION:

Property and business owner Jason Marko, requests a zoning amendment for a Planned Development on 44 Peters Road (Parcel D08-104346), which consists of 1.117 acres and located on the south side of Peters Road. The applicant's intention is to construct a second separate building of self-storage units. A map and site plan depicting the proposed layout of the property has been attached to this report.

The established zoning on this property is M-2 Light Industrial District. The property currently has one structure on the property built in 2016. The surrounding area contains a mix of developed properties, Residential to the northwest, Commercial to the east and south, and Industrial uses to the west.

PROPOSAL:

Layout: The layout includes the current existing building measuring 5,200 square feet of gross floor area located to the north portion of the property. The proposed development contains a new 30 ft. by 220 ft. building, for a total of 6,600 square feet, with vehicular access around the proposed building and additional paved area for outdoor storage to the south. There will be a green space in the south west portion maintained for drainage and additional landscaping along the east and south property lines shown in Exhibit D-4.

Uses: The proposed use for the Planned Development will be for a self-storage facility with outdoor storage as permitted in the M-2 zoning district. Other uses may be allowed as permitted in the M-2 Light Industrial zoning district.

Parking: The development contains 3 parking spaces. The parking area currently has one driveway access onto Peters Road. The proposed parking area meets the zoning code requirements for the number of parking spaces.

Parks & Recreation Facilities: This planned development does not propose any common open space or recreational facilities.

Traffic: The developer provided that at other currently owned storage facilities that only 1-2 vehicles per week access the sites. Higher usage would generally be one per day.

Utilities: This development will be served by existing City water and sewer lines. The plan seeks to mitigate storm water control by utilizing the existing storm sewer system on the property by installing a new section of storm sewer line.

Since the project is disturbing less than an acre there is no requirement for a detention basin.

Protective Covenants: Given this site is currently being used for the same use. The applicant doesn't have a need for any extra covenants or restrictions on the property. There are existing easements for the sewer and storm water utilities located on the property. Please see Exhibit D-6 for discussion of covenants, grants, easements and restrictions.

Modifications: There are no needed modifications from the Zoning code requirements for this development outside of the proposed two principle buildings on the lot.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates the proposed area to be developed as commercial and industrial use according to the Future Land Use Map. The property is currently used as an industrial use and this expansion would be in compliance with the comprehensive plan.

GENERAL PLANS STANDARDS:

Section 1145.16 of the Zoning Code requires that Planning Commission review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, all of the following criteria:

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan states as an economic development goal to capture the ability for local businesses to expand. The Comprehensive plan has the area as existing industrial and commercial use.**
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified. The Comprehensive plan promotes industrial development. The proposed PD will allow the expansion of an existing use and use of the remaining property.**
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics.**
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **The Plan is designed to have minimal impact on the surrounding streets and utilities.**
- (5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; **The property is currently utilized as an industrial property, for the permitted use of self-storage units. The expansion of an existing use is in keeping with the ordinance and Comprehensive Plan.**
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or

- improved by the developer and/or City in time to permit the development to be properly served; **The infrastructure is currently on-site and will be maintained by existing easements.**
- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD proposes to provide the ability to expand the current permitted uses, while maintaining clear access to the utility infrastructure on the property.**
 - (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
 - (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will allow the continued use to be expanded and should have no negative impact on the health, safety or welfare of the City.**
 - (10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The rezoning would be consistent with the following sections of the Zoning Code:

1131.02 (e) "To separate incompatible land uses and cluster compatible and mutually supportive land uses."

1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."

1131.02 (k) "To facilitate the efficient and economical development and use of land and public facilities."

1131.02 (q) "To promote the economic vitality of business and industry."

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

No changes in the area have created this rezoning request.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use of the property is compatible with the other uses in the immediate vicinity. The proposed use is the current and permitted use on the property.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

The proposed PD is currently served by City water and sewer. All other public services can be provided with the proposed rezoning.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

The property is surrounded by various developed property uses. This property does have existing storm water and sanitary sewer utility lines running through portions of the property which is the reason for the proposed PD.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

Staff is not recommending a Public Hearing at this time for Planning Commission.

RECOMMENDATION:

It is recommended that Planning Commission consider a formal positive recommendation to the City Council regarding the proposed General Plan, based upon the following:

- The proposed development is a permitted use for the current zoning designation;
- The site will conform to existing code requirements for the M-2 Light Industrial District.
- The proposed PD is needed to allow for the additional placement of a principle structure due to existing conditions on the property.

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 1/2/2019
Accepted by Clark/Kw.
Filing Fee Pd. \$500.00
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR A PLANNED DEVELOPMENT
CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLUE INK)

(READ SECTION 1145 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for a Planned Development located at 44 Peters Ave.
(Street Address)

being lot number(s) D08-104346
(Parcel Identification Number)

OWNER

APPLICANT

Name Jason Marko

Name Jason Marko

Address 620 W. Market St

Address 620 W. Market St

City Troy

City Troy

State OH

State OH

Zip Code 45373

Zip Code 45373

Phone No. 937-689-1916

Phone No. 937-689-1916

Fax No. _____

Fax No. _____

Email nosibs@aol.com

Email nosibs@aol.com

The applicant is the owner of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. Documentary evidence that establishes the legal or beneficial nature of the applicant's interest in the tract or parcel(s) and in the proposed planned development: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. Written description identifying the principal types of uses to be included in the planned development: Attach as **EXHIBIT "C"**.
4. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, its present zoning classification, existing and proposed uses: Attach as **EXHIBIT "D-1"**.
 - b. The location and arrangement of proposed buildings and structure, the proposed traffic circulation pattern within the planned development, the location and width of all proposed streets and public ways, the areas to be developed for parking, the points of ingress and egress, including access streets where required, the relationship of abutting land uses and zoning districts, the location of public of common

open space, if any, including parks, playgrounds, school sites, and recreational facilities: Attach as **EXHIBIT "D-2"**.

- c. Statement indicating the intensity of land use to be allocated to all parts of the area to be developed; including the use, approximate height, bulk, and gross floor area of buildings and other structures, and the percentage of the site which is to be occupied by buildings and structures; Attach as **EXHIBIT "D-3"**.
 - d. Sketches or renderings of the proposed buildings, structures and landscaping to properly describe the proposed project: Attach as **EXHIBIT "D-4"**.
 - e. Statement describing the provisions to be made for the care and maintenance of common open space or recreational facilities, proposed articles of incorporation and by-laws of the responsible entity: Attach as **EXHIBIT "D-5"**.
 - f. Statement describing in detail the substance of covenants, grants or easements or other restrictions to be imposed upon the use of land, buildings and structures, including easements for public utilities: Attach as **EXHIBIT "D-6"**.
 - g. Statement setting forth in detail all modifications required in the regulations otherwise applicable to the subject property: Attach as **EXHIBIT "D-7"**.
5. The present zoning classification of all surrounding lands located within two hundred fifty (25) feet of the land proposed to be reclassified: Attach as **EXHIBIT "E"**.
 6. The names and addresses, and lot number of the owners of property within a radius of two hundred fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "F"**.
 7. Two (2) sets of mailing labels of property owners, & fifteen (15) complete sets of information no larger than 11"x17".

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

(Applicant Signature)

Subscribed and sworn to before me this 20th day of JANUARY, 2019

My Commission Expires APRIL 17, 2022
(Month/Date/Year)



JAMES A. DANDO, Notary Public
In and for the State of Ohio
My Commission Expires April 17, 2022
Recorded in Miami County

(Notary Public)

REQUIRED DOCUMENTS:

| | | |
|-------------|-------------|---|
| <u> </u> | EXHIBIT A | Nature of applicant interest |
| <u> </u> | EXHIBIT B | Legal Description of land |
| <u> </u> | EXHIBIT C | Written description principal uses |
| <u> </u> | EXHIBIT D-1 | Dimensions |
| <u> </u> | EXHIBIT D-2 | Location/arrangement of buildings & structures |
| <u> </u> | EXHIBIT D-3 | Intensity of Land Use |
| <u> </u> | EXHIBIT D-4 | Sketches property describing proposed buildings |
| <u> </u> | EXHIBIT D-5 | Description of maintenance of open space or recreational facilities |
| <u> </u> | EXHIBIT D-6 | Description of covenants, grants, easements or other restrictions |
| <u> </u> | EXHIBIT D-7 | Modifications of regulations |
| <u> </u> | EXHIBIT E | Zoning classification of parcels within 250 feet of parcel |
| <u> </u> | EXHIBIT F | Property owners list within 250 feet of parcel |
| <u> </u> | Labels | Two (2) Sets of Mailing Labels of Property Owners |
| <u> </u> | Copies | Fifteen (15) Complete Sets in a reproducible format 11"x17" |
| <u> </u> | Filing Fee | Check issued to City of Troy for \$500.00 |

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

_____ PUBLIC HEARING DATE

_____ RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

| | | | |
|--------------------------------|-------------------------|-------------------------|----------------------------------|
| 1 st Reading: _____ | 2 nd : _____ | 3 rd : _____ | PUBLIC HEARING DATE |
| _____ | | | COUNCIL COMMITTEE RECOMMENDATION |
| Approved: _____ | Denied: _____ | CITY COUNCIL ACTION | |
| Ordinance Number: _____ | | | |
| Effective Date: _____ | | | |

U-STOR-IT^{LLC}

PLANNING AND DEVELOPMENT 2019

**44 PETERS AVENUE
TROY, OH 45373**

EXHIBIT A

I would like to construct a second storage facility behind the current building at 44 Peters Avenue. Due to existing storm water and sanitary lines the addition cannot be attached to the existing structure, therefore it must be a stand alone building.

I would like approval to exempt the requirement that building be connected by a breezeway. The installation of a breezeway would be aesthetically awkward, may cause delays in accessibility of the public utilities.

EXHIBIT B

Situated in the City of Troy, Miami County, Ohio and being more particularly described as Inlot 10622 City of Troy.

Data For Parcel D08-104346

[Print](#) [Email](#) [Property Card](#) [Comparables](#)

[Base](#) [Land Valuation](#) [Sales](#) [Sketch](#) [Tax](#) [Improvements](#) [Additions](#) [Residential](#) [Agricultural](#) [Commercial](#) [Commer](#)

Base Data

Parcel: D08-104346
Owner: MARKO JASON GREGORY
Address: 44 PETERS AVE



Tax Mailing Address

Tax Mailing Name: MARKO JASON GREGORY
Address: 44 PETERS AVE
City State Zip: TROY OH 45373

Owner Address

Owner Name: MARKO JASON GREGORY
Address: PETERS AVE
City State Zip: TROY OH 45373

Geographic

City: TROY
Township: CONCORD
School District: TROY CSD

Legal

| | | | |
|--|-----------------------------|-----------------------------|--------------------|
| Legal Acres: | 1.117 | Homestead Reduction: | NO |
| Legal Description: | IN LOT 10622 | 2.5% Reduction: | NO |
| Land Use: | 480 - COMMERCIAL WAREHOUSES | Foreclosure: | NA |
| Neighborhood: | D1400 | Board of Revision: | NO |
| Number Of Cards: | 1 | New Construction: | NA |
| Annual Tax (Does not include delinquencies.): | \$2,039.09 | Divided Property: | NA |
| Map Number: | 050628.4-03-005-00 | Routing Number: | 050628.4-03-005-00 |

Photos



EXHIBIT B

EXHIBIT C

The property is to be used for storage rentals. Consisting of two buildings.

Existing Building

- one area open warehouse storage (48x50)
- one area of individual garage storage (30x60)

Proposed building

- one building of individual garage storage (30x220)

Future fencing to be in compliance with fence code.

PROPOSED - ADDITIONAL STORAGE FACILITY



EXHIBIT D-2

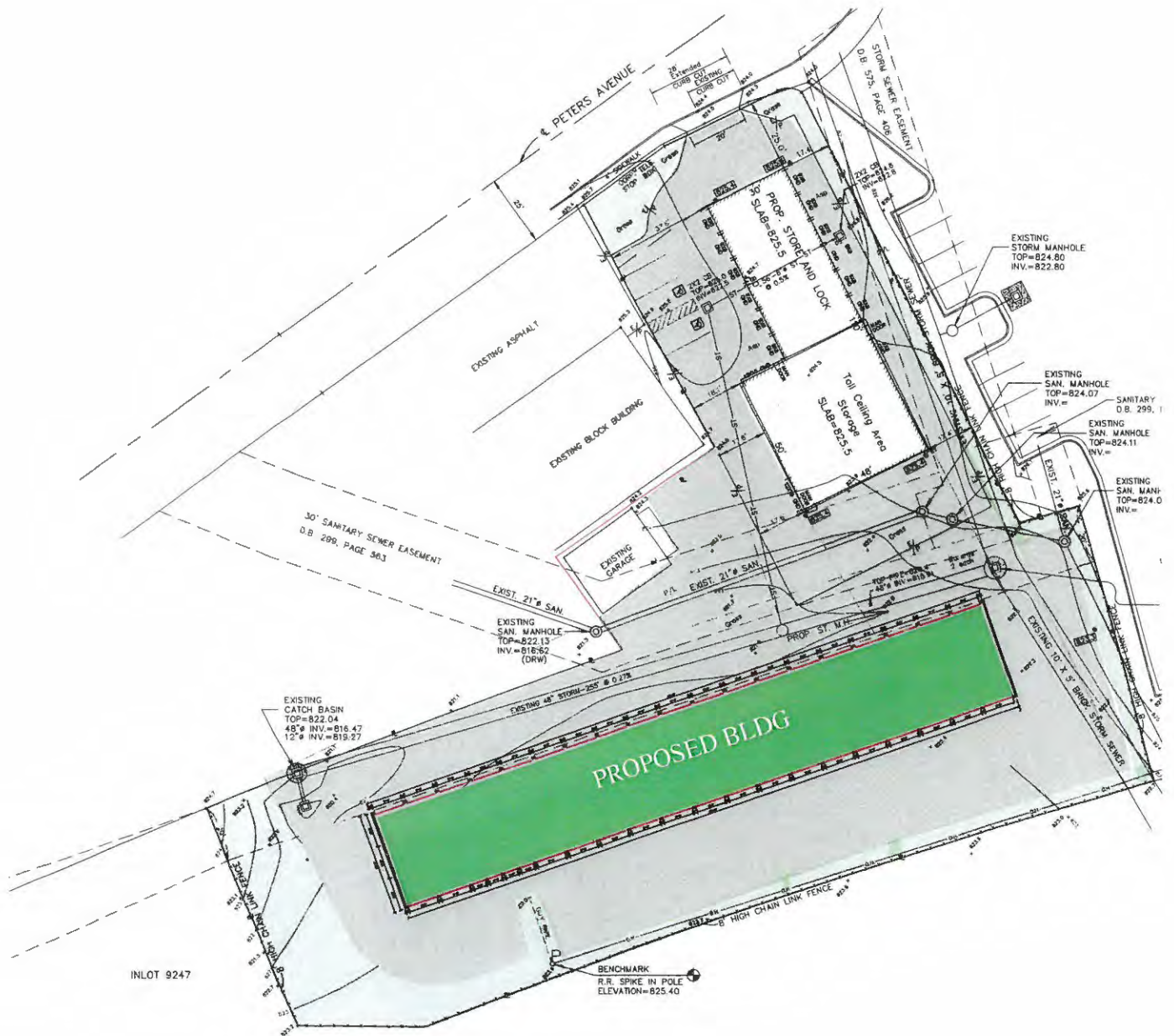


EXHIBIT D-3

Based on previous traffic volume at existing locations intensity of use is expected to be 1-2 vehicular visits per week. With the possibly exception of one daily.

The proposed building exterior dimensions are 30ft x 220ft (appx 6500sq ft)with a eave height of 9 ft and a peak of 10-12ft.

Approximately 22% of land will be occupied by structures.

EXHIBIT D-4

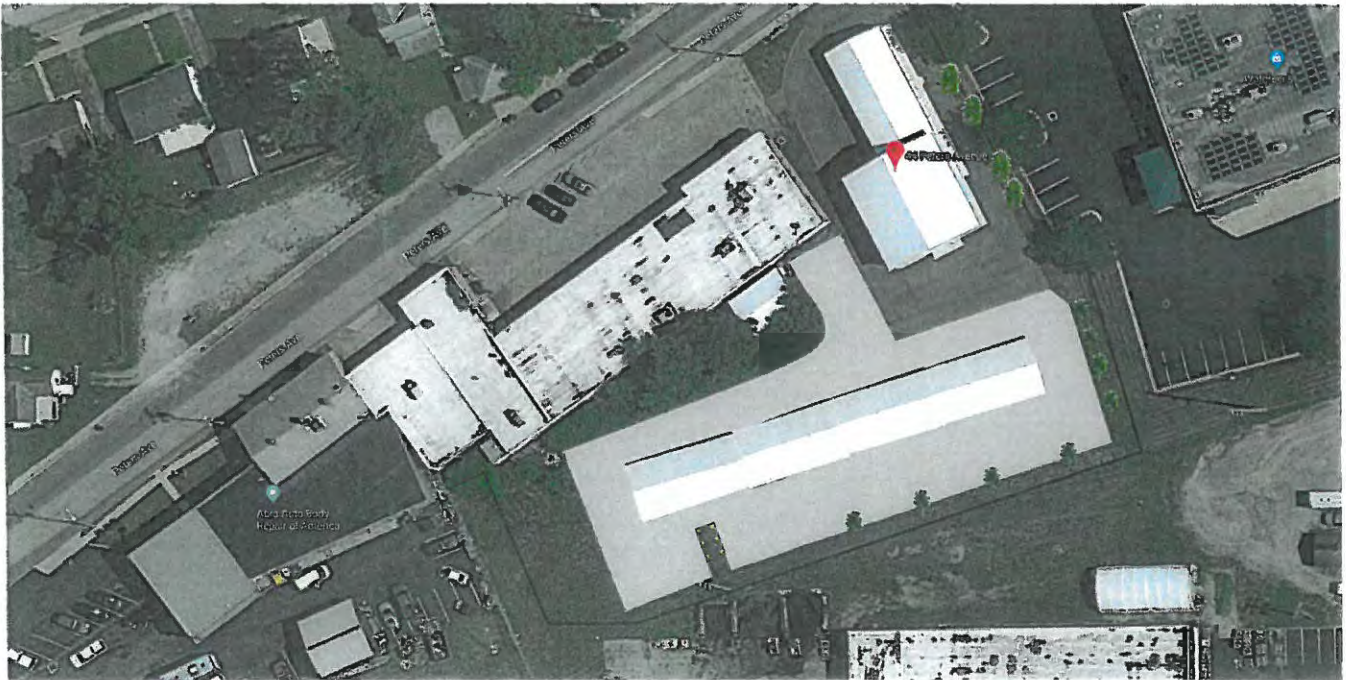


EXHIBIT D-5

Property is to be maintained on weekly- bi monthly basis. Including mowing, debris removal and cleanup and snow clearing as necessary. No items will be allowed to be stored outside of units, with exception of designated areas for outdoor storage.

EXHIBIT D-6

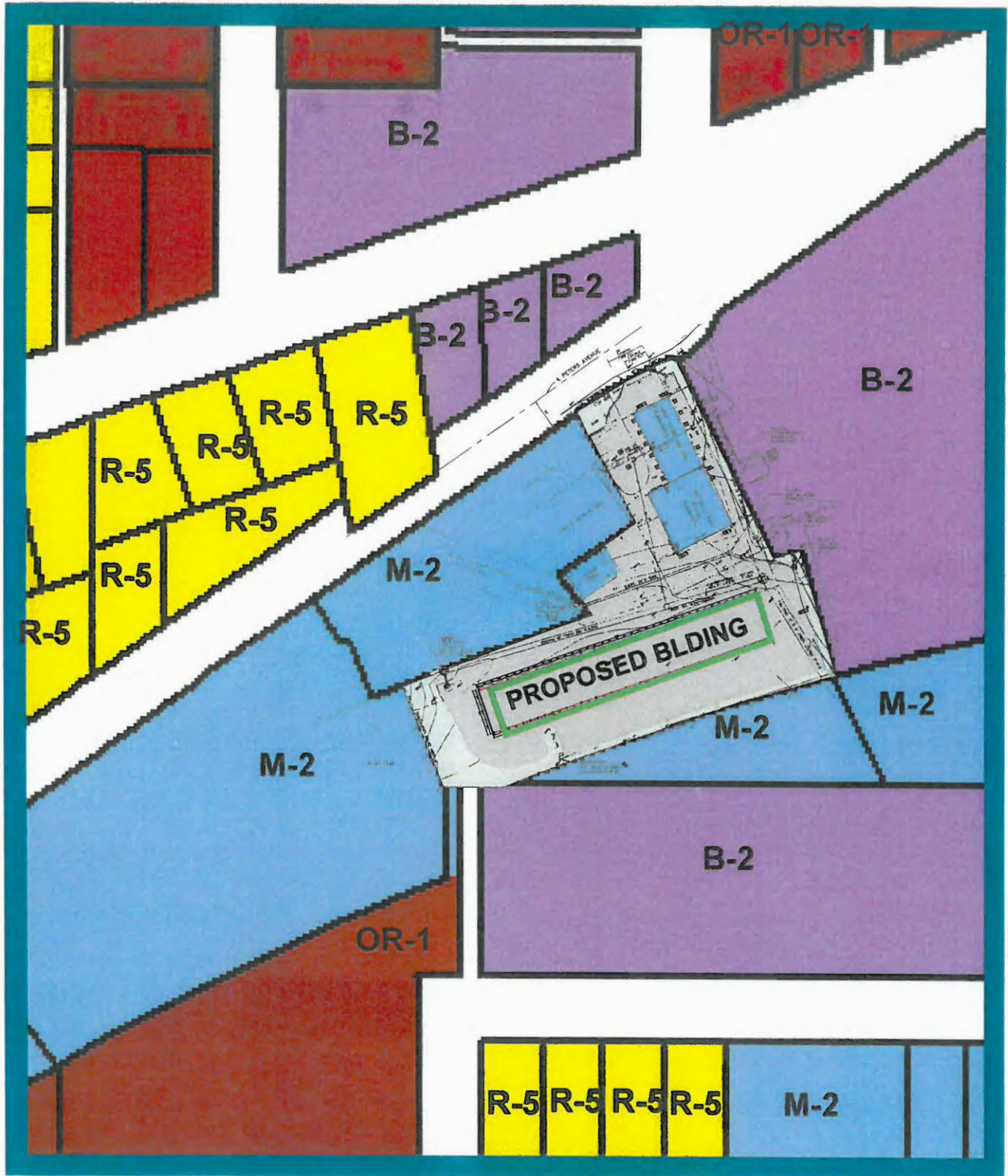
There are no covenants or grants to be imposed upon the use of land, buildings and structures except those that may be imposed by the creation of this Planned Development.

No restrictions to access of public utilities with prior notice to enter.

EXHIBIT D-7

This proposed Planned Development requires a waiver to Section 1149.04 of the City of Troy Zoning Code to permit additional structure to be built on one lot as shown in Exhibit “D-2”.

EXHIBIT E



B-2 GENERAL BUSINESS
M-2 LIGHT INDUSTRIAL
R-5 SINGLE FAMILY RESIDENTIAL
OR-1 OFFICE RESIDENTIAL

EXHIBIT E

ITEMS OF INTEREST

TO: Mayor Beamish
Mrs. Baker, President of Council
Council Members

FROM: Patrick E. J. Titterington, City Director

DATE: February 1, 2019



We are providing the following for your information:

- Major Project Update:
 - North Market Street Improvement Project – The roadway was opened to traffic on June 12. The traffic signals are installed and operational. Frontier is proceeding with pole and wire relocation.
 - McKaig Road Improvements Phase 4 Project – McKaig Road was closed September 17, 2018 to November 30, 2018 from Lake Street to South Dorset Road. The roundabout at the intersection of McKaig Road and South Dorset Road is scheduled to be constructed in the summer. The intersection will be completely closed during roundabout construction.
 - Miami Shores Clubhouse Renovation Project – The roof sheeting is still being installed. Installation of plumbing, electric, and HVAC is underway inside the structure. Some of this work is weather dependent.
- Recreation Director Ken Siler reported the following:
 - The For King & Country Christian Concert will be Saturday, March 16. Presale tickets have been going well. It is expected that this concert will be a sellout.
 - Dwight Yoakam concert on March 22 went on sale January 25. This show is being promoted by a new promoter to Hobart Arena. It is expected that this concert will be a sellout.
 - I AM KING – The Michael Jackson Experience tickets go on sale to the public Friday, February 1.
 - Bravo Room rentals continue to increase. Staff is doing a great job providing superior customer service and quality offerings.
- City offices will be closed on Monday, February 18 for the President's Day Holiday. Residential refuse collection and recycling will be on schedule.
- Attached is the Snow Removal report for the 2018-2019 winter season.



Upcoming Events at Hobart Arena

| | | |
|-----------------------|---------|--|
| Feb. 9-10 | TBA | The Greater Midwest Cheer & Dance Expo |
| Feb. 16 | 8:00 pm | Concert - Rick Springfield with special guest Stranger |
| Feb. 22-24 | | Miami County Home & Garden Show |
| March 1-2 | | OHSAA DIII District Wrestling Tournament |
| March 16 | 7:00 pm | Concert - For King & Country Burn the Ships World Tour |
| March 22 | 8:00 pm | Concert – Dwight Yoakam |
| March 30 | 7:30 pm | Fire on Ice - World Championship Ice Racing |
| April 2-6 and 9-14 | | Winterguard International |
| April 19 | 8:00 am | Riverway Summit |
| April 27 | | Dayton Feis |
| April 28 | 8:00 pm | Concert - Rhonda Vincent & the Rage |
| May 11 | 7:30 pm | Concert – I AM KING - The Michael Jackson Experience |

Calendar of Meetings

| | | | |
|---------|---------|---------------------|------------------------------|
| Feb. 4 | 7:00 pm | Council | City Hall – Council Chambers |
| Feb. 5 | 4:00 pm | Park Board | City Hall – Council Chambers |
| Feb. 13 | 3:30 pm | Planning Commission | City Hall – Council Chambers |
| Feb. 19 | 7:00 pm | Council | City Hall – Council Chambers |
| Feb. 20 | 4:00 pm | Recreation Board | Hobart Arena |
| Feb. 27 | 3:30 pm | Planning Commission | City Hall – Council Chambers |

Reports from other departments are attached.

If you have any questions, please do not hesitate to contact this office.

Enclosure

cc: Department Heads

2018-19 Snow Report
City of Troy

| MONTH | SALT (TONS) | SALT (\$/TON) | (\$/EVENT) | BEEF JUICE (GAL) | BEEF JUICE (\$/GAL) | (\$/EVENT) | UNLEADED (GAL) | UNLEADED (\$/GAL) | (\$/EVENT) | DIESEL (GAL) | DIESEL (\$/GAL) | (\$/EVENT) | REG LABOR (HOURS) | (\$/EVENT) | OT LABOR (HOURS) | (\$/EVENT) | EVENT TOTAL (\$/EVENT) | TOTAL SPENT TO DATE | TOTAL SALT USAGE (TONS) | TOTAL SALT REMAINING (TONS) | EVENT DESCRIPTION (M = Mains; S = Secondaries; B = Bridges; |
|--------------------------------------|----------------|--------------------|----------------------------|---------------------|------------------------|--------------------|-------------------|----------------------|------------------|-----------------|--------------------|--------------------|----------------------|--------------------|---------------------|---------------------|------------------------------|------------------------------|----------------------------------|--------------------------------------|--|
| October | 0.0 | \$51.62 | \$ - | 0.0 | \$1.37 | \$ - | 0.0 | \$ - | \$ - | 0.0 | \$ - | \$ - | 0.00 | \$ - | 0.00 | \$ - | \$ - | \$ - | 0.0 | 909.0 | Salt Delivery 300 tons |
| November 15, 2018 1:00AM-3:00AM | 10.0 | \$51.62 | \$ 516.20 | 50.0 | \$1.37 | \$ 68.50 | 0.0 | \$1.99 | \$ - | 8.0 | \$2.63 | \$ 21.04 | 0.00 | \$ - | 9.00 | \$ 415.29 | \$ 1,021.03 | \$ 1,021.03 | 10.0 | 899.0 | Icing on Bridges/Hills (B) |
| November 16, 2018 5:00AM-7:00AM | 4.0 | \$51.62 | \$ 206.48 | 20.0 | \$1.37 | \$ 27.40 | 0.0 | \$1.99 | \$ - | 5.0 | \$2.63 | \$ 13.15 | 0.00 | \$ - | 6.00 | \$ 295.80 | \$ 542.83 | \$ 1,563.86 | 14.0 | 895.0 | Icing on Bridges (B) |
| November 27, 2018 4:00AM-7:00AM | 2.0 | \$51.62 | \$ 103.24 | 10.0 | \$1.37 | \$ 13.70 | 0.0 | \$1.99 | \$ - | 2.0 | \$2.63 | \$ 5.26 | 0.00 | \$ - | 3.00 | \$ 176.31 | \$ 298.51 | \$ 1,862.37 | 16.0 | 893.0 | Salting icy bridges (B) |
| November 27, 2018 6:00PM - 9:30PM | 30.0 | \$51.62 | \$ 1,548.60 | 150.0 | \$1.37 | \$ 205.50 | 0.0 | \$1.99 | \$ - | 15.0 | \$2.63 | \$ 39.45 | 0.00 | \$ - | 10.50 | \$ 623.47 | \$ 2,417.02 | \$ 4,279.39 | 46.0 | 863.0 | Salting bridges & mains |
| December 5, 2018 4:30AM - 7:00AM | 4.0 | \$51.62 | \$ 206.48 | 20.0 | \$1.37 | \$ 27.40 | 0.0 | \$1.99 | \$ - | 10.0 | \$2.63 | \$ 26.30 | 0.00 | \$ - | 5.00 | \$ 244.28 | \$ 504.46 | \$ 4,783.85 | 50.0 | 859.0 | Salting bridges & hills |
| January 9, 2019 9:00AM-3:00PM | 8.0 | \$51.62 | \$ 412.96 | 0.0 | \$1.37 | \$ - | 15.0 | \$1.65 | \$ 24.75 | 21.0 | \$1.87 | \$ 39.27 | 12.00 | \$ 281.16 | 0.00 | \$ - | \$ 758.14 | \$ 5,541.99 | 58.0 | 851.0 | Brining |
| January 10, 2019 7:00AM-3:00PM | 7.0 | \$51.62 | \$ 361.34 | 0.0 | \$1.37 | \$ - | 12.0 | \$1.65 | \$ 19.80 | 19.0 | \$1.87 | \$ 35.53 | 16.00 | \$ 373.28 | 0.00 | \$ - | \$ 789.95 | \$ 6,331.94 | 65.0 | 844.0 | Brining |
| January 11, 2019 7:00AM-3:00PM | 11.0 | \$51.62 | \$ 567.82 | 0.0 | \$1.37 | \$ - | 0.0 | \$1.65 | \$ - | 22.0 | \$1.87 | \$ 41.14 | 8.00 | \$ 160.24 | 0.00 | \$ - | \$ 769.20 | \$ 7,101.14 | 76.0 | 833.0 | Brining |
| January 12, 2019 9:30AM-1:30PM | 64.0 | \$51.62 | \$ 4,336.08 | 420.0 | \$1.37 | \$ 575.40 | 13.0 | \$1.65 | \$ 21.45 | 93.0 | \$1.87 | \$ 173.91 | 0.00 | \$ - | 28.50 | \$ 1,217.27 | \$ 6,324.11 | \$ 13,425.25 | 160.0 | 749.0 | Salt for 3" of snow |
| January 12, 2019 8:00PM-12:00AM | 64.0 | \$51.62 | \$ 3,303.68 | 320.0 | \$1.37 | \$ 438.40 | 70.0 | \$1.85 | \$ 115.50 | 145.0 | \$1.87 | \$ 271.15 | 0.00 | \$ - | 93.00 | \$ 3,812.45 | \$ 7,941.18 | \$ 21,366.43 | 224.0 | 685.0 | Salt/plow for 6" of snow |
| January 13, 2019 12:00AM-4:00AM | 36.0 | \$51.62 | \$ 1,858.32 | 140.0 | \$1.37 | \$ 191.80 | 63.0 | \$1.65 | \$ 103.95 | 91.0 | \$1.87 | \$ 170.17 | 0.00 | \$ - | 88.00 | \$ 3,586.76 | \$ 5,911.00 | \$ 27,277.43 | 260.0 | 649.0 | Salt/plow for 6" of snow |
| January 15, 2019 9:30PM-1:30AM | 102.0 | \$51.62 | \$ 5,265.24 | 520.0 | \$1.37 | \$ 712.40 | 0.0 | \$1.65 | \$ - | 72.0 | \$1.87 | \$ 134.64 | 0.00 | \$ - | 28.00 | \$ 1,068.88 | \$ 7,181.16 | \$ 34,458.59 | 362.0 | 547.0 | Freezing drizzle |
| January 19, 2019 9:00PM-12:00AM | 66.0 | \$51.62 | \$ 3,406.92 | 315.0 | \$1.37 | \$ 431.55 | 47.0 | \$1.65 | \$ 77.55 | 154.0 | \$1.87 | \$ 287.98 | 0.00 | \$ - | 72.00 | \$ 2,953.77 | \$ 7,157.77 | \$ 41,616.36 | 428.0 | 481.0 | 6" of blowing snow |
| January 20, 2019 6:00AM-3:30PM | 106.0 | \$51.62 | \$ 5,471.72 | 530.0 | \$1.37 | \$ 726.10 | 115.0 | \$1.65 | \$ 189.75 | 218.0 | \$1.87 | \$ 407.66 | 0.00 | \$ - | 171.50 | \$ 7,036.06 | \$ 13,831.29 | \$ 55,447.65 | 534.0 | 375.0 | 6" of blowing snow |
| January 21, 2019 7:00AM-10:00AM | 3.0 | \$51.62 | \$ 154.86 | 15.0 | \$1.37 | \$ 20.55 | 0.0 | \$1.65 | \$ - | 0.0 | \$1.87 | \$ - | 0.00 | \$ - | 3.00 | \$ 185.04 | \$ 360.45 | \$ 55,808.10 | 537.0 | 372.0 | Salt bridges |
| January 21, 2019 12:00PM-3:00PM | 10.0 | \$51.62 | \$ 516.20 | 50.0 | \$1.37 | \$ 68.50 | 0.0 | \$1.65 | \$ - | 0.0 | \$1.87 | \$ - | 0.00 | \$ - | 3.00 | \$ 185.04 | \$ 769.74 | \$ 56,577.84 | 547.0 | 362.0 | Salt Big -T |
| January 22, 2019 3:00AM-11:00AM | 41.0 37.0 | \$51.62 \$65.04 | \$ 2,116.42 \$ 2,406.48 | 390.0 | \$1.37 | \$ 534.30 | 0.0 | \$1.65 | \$ - | 87.0 | \$1.87 | \$ 162.69 | 64.00 | \$ 1,864.96 | 0.00 | \$ - | \$ 4,678.37 \$ 2,406.48 | \$ 61,256.21 \$ 63,662.69 | 588.0 625.0 | 321.0 284.0 | Salt everything, plow mains/secondaries |
| January 22, 2019 11:00AM-4:00PM | 56.0 | \$65.04 | \$ 3,642.24 | 280.0 | \$1.37 | \$ 383.60 | 0.0 | \$1.65 | \$ - | 0.0 | \$1.87 | \$ - | 0.00 | \$ - | 35.00 | \$ 1,440.05 | \$ 5,465.89 | \$ 69,128.58 | 681.0 | 228.0 | Salt everything again plow mains/secondaries |
| January 24, 2019 4:30AM-7:00AM | 73.0 | \$65.04 | \$ 4,747.92 | 350.0 | \$1.37 | \$ 479.50 | 0.0 | \$1.72 | \$ - | 87.0 | \$2.25 | \$ 195.75 | 0.00 | \$ - | 20.00 | \$ 874.24 | \$ 6,297.41 | \$ 75,425.99 | 754.0 | 155.0 | Freezing rain |
| January 27, 2019 4:30AM-7:30AM | 66.0 | \$65.04 | \$ 4,292.64 | 330.0 | \$1.37 | \$ 452.10 | 0.0 | \$1.72 | \$ - | 46.0 | \$2.25 | \$ 103.50 | 0.00 | \$ - | 21.00 | \$ 923.61 | \$ 5,771.85 | \$ 81,197.84 | 820.0 | 89.0 512.0 | 1/2" snow Salt delivery 01/28/19 |
| January 31, 2019 7:00AM-3:00PM | 9.0 | \$65.04 | \$ 585.36 | 0.0 | \$1.37 | \$ - | 0.0 | \$1.72 | \$ - | 23.0 | \$2.25 | \$ 51.75 | 8.00 | \$ 210.40 | 0.00 | \$ - | \$ 847.51 | \$ 82,045.35 | 829.0 | 502.0 | Brining |
| February 1, 2019 12:00AM-3:00PM | 108.0 | \$65.04 | \$ 7,024.32 | 485.0 | \$1.37 | \$ 664.45 | 152.0 | \$1.72 | \$ 261.44 | 225.0 | \$2.25 | \$ 506.25 | 161.00 | \$ 4,516.51 | 115.50 | \$ 4,843.44 | \$ 17,816.41 | \$ 99,861.76 | 937.0 | 484.0 | Salt/plow for 5" of snow |
| Total | | | \$ 53,051.52 | | | \$ 6,021.15 | | | \$ 814.19 | | | \$ 2,686.59 | | \$ 7,406.55 | | \$ 29,881.76 | | \$ 99,861.76 | | | |

* Compared with 2017-18 season expenses totaling \$72,293.18 and 744 tons of salt used as of February 1, 2018.

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 205 tons of residential trash since the last report of 286 tons
- Handled six recycling complaints and 19 trash complaints
- Collected several compliant brush piles and T-bags
- Cleaned and organized the Maintenance Facility
- Filled potholes throughout the City
- Put together 300 new trash carts. We have delivered a total of 519 new 65 gallon trash carts and 317 new 96 gallon trash carts since the automated process began in 2017. The larger carts were only delivered to families of five or more that I have verified are actively recycling. The 65 gallon carts delivered are for replacement of damaged carts, carts that have turned up missing, and for new residential units.
- Much staff time has been focused on preparing for winter weather based on forecasts and then working on snow and ice cleanup.

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed
- Department's safety report completed for February
- Repaired an outside security light at the Miami Shores Golf Course Maintenance Barn
- Repaired an outside security light at Fire Station 3
- Repaired several overhead fluorescent lights in the truck bay at Fire Station 2 and also repaired a wall unit heater
- Repaired a broken electrical wire on a circuit that feeds the power to the HVAC unit on the roof of the headworks building at the Wastewater Treatment Plant
- Annual inspections and testing was performed on the department's bucket trucks

Water Distribution/Sewer Maintenance – Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets
- Worked on numerous work orders for Billing and Collection
- Completed non-pay shut-offs and reconnected them as they were paid
- Investigated numerous high consumption alerts
- Upgraded water services on Virginia Avenue, Dronfield Road, West Franklin Street, Waterbury Place, West Main Street, and Penn Road
- Repaired two water main breaks, both 6" lines: Troy High School and Robin Hood Lane
- Checked a sewer call on West Market Street
- TV'd and jetted lines on Clay Street
- Assisted with plowing snow and cleaning downtown sidewalks
- Cleaned and organized the shop and vehicles

Wastewater Treatment Plant – Mitch Beckner

- Work is continuing to progress on the UV Disinfection Replacement project. The contractor has completed the first phase of concrete work and wiring. Installation of the new equipment will begin within the next two weeks.
- Repairs have been made to the radiator core of the Plant's emergency backup generator. However, staff was advised that the condition of the remaining cores is suspect and replacement of the cores should be arranged in the near future. Repairs have been made to the valve actuator that had been out of service for two months due to unavailability of parts.
- Wastewater Operators worked 22 hours assisting the Street Department with snow removal during the weekend of January 19.

Water Treatment Plant – Jeff Monce

- Testing and calibration of all plant flow meters is complete. Two filter flow meters are outside of adjustment limits and need replaced.
- A second set of very poor oil quality reports for the rebuilt basin drives have been forwarded to the manufacturer. The rebuild vendor is sending a technician to evaluate this.
- We continue to store furniture and kitchen equipment for the Miami Shores Golf Course renovation project.
- City Engineers and plant staff met with Dayton officials to discuss a new lime agreement. The original 2013 agreement covering lime purchases and sludge removal will expire in February.
- Water tower pumping schedules have been temporarily changed to minimize ice formation during extreme cold periods.

**Items of Interest
Engineering Department
February 1, 2019**

PROJ # PROJECT TITLE PROJECT STATUS

PUBLIC WORKS AND CITY FACILITY PROJECTS

| | | |
|---------|---|--|
| 2014-09 | McKaig Road Improvements Phase 4 | Construction of the project was awarded to Finrock Construction Co, Inc. Work is completed on the east end of the project. The McKaig-Dorset Intersection roundabout construction will occur in the summer. The intersection will be completely closed while construction is completed this summer. |
| 2015-10 | Troy Recreational Trail Resurfacing (PID 100778) | Resurfacing is scheduled to occur Spring 2019. The project will be Local-Let (i.e. implemented by City Staff) and will be funded 80/20 ODOT/Troy. The easement appropriation process is finalized. Staff is requesting Council to authorize the bidding and construction of the resurfacing project. |
| 2015-23 | North Market Street Improvements Phase 2 | This phase includes work from Kirk Lane/Foss Way to Stonyridge Avenue. The traffic signal reconstruction at North Market Street and Foss Way/Kirk Lane installation is complete. Frontier is proceeding with pole and wire relocation. Punchlist items are complete. |
| 2015-32 | State Route 41 Interconnect Phase 2 | Phase 2 of the interconnect project will provide communication of signals at Marybill Drive and Dorset Road. EMH&T was awarded the design of these improvements. ODOT returned comments of the Stage 1 plans. Design continues. |
| 2016-09 | Miami Shores Clubhouse Renovation | ALT Architecture designed the renovation project. Vancon General Contractor of Dayton, Ohio is the prime contractor. The roof is progressing. Work will continue, weather permitting. |
| 2016-13 | Riverside Drive Phase 2 | This project encompasses Riverside Drive from the Cemetery Maintenance Building to Orchard Drive. LJB, Inc. of Miamisburg, Ohio has been authorized to design the project. The bid opening is scheduled on February 20, 2019. |
| 2016-19 | Hobart Arena Parking Lot Improvements | Choice One Engineering Company completed the design. The contract was awarded to Outdoor Enterprise, LLC. Contractor is expected to begin work in early Spring 2019. Construction will be scheduled around events/activities at Hobart Arena. Preconstruction meeting is being scheduled. |
| 2016-20 | Dam Removal Feasibility Study | FlatLand Resources, LLC of Muncie, IN was authorized to perform the feasibility study. The feasibility study is proceeding. A public involvement/input meeting will be held in February. |
| 2017-18 | Lincoln Community Center Condition Assessment | MT Studio completed an existing facility assessment of the interior and exterior of the building. The bidding document is complete for various improvements throughout the facility. Council has authorized bidding and the project will be advertised within the next week. |
| 2018-10 | Harrison - Atlantic Street Project | The City received the CDBG grant for completion of the waterline in the Harrison and Atlantic Street neighborhood. Access Engineering, LLC of Celina, OH was authorized to design the project and the design work is ongoing. Staff will be requesting authorization to bid the waterline in the coming month. |
| 2018-12 | West Main Street (SR 41) Corridor Improvements (PID 108662) | Council authorized Strand Associates, Inc. to design improvements along West Main Street from Market Street (i.e. Public Square) to I-75. A kickoff design meeting was held with Strand and the consultant team. Surveying will proceed as weather allows. Phase 2 grant funding at ~\$3,000,000 is recommended for federal funding through MVRPC. |

**Items of Interest
Engineering Department
February 1, 2019**

PROJ # PROJECT TITLE
ANNUAL PROJECTS

PROJECT STATUS

| | | |
|--|--|--|
| | Sidewalk Program 2018 (Phase 11) | This phase is the southeast side of the City, generally to the east of Phase 10. This phase of sidewalk repair is the area encompassed by South Market St. between Canal St. and Race St.; South Clay St. (east side) between Young St. and South County Road 25A; South Crawford St. between Young St. and Racer St.; entire length of Walker St.; and Young St., East Ross St., Enyeart St., East Dakota St. and Racer St. from South Clay St. to CSX Railroad/Union St. The contract was awarded to L.J. DeWeese Co., Inc. Work to begin in March 2019, weather permitting. |
| | Sidewalk Program 2019 (Phase 12) | Staff will be collecting sidewalk data in the coming month as weather allows. |
| | GPS Data Collection | Collection of data continues. Staff is obtaining OUPS markings from the Vectren bare steel/cast iron gas main replacement work occurring throughout the City and other construction/maintenance activities from City staff or contractors. |
| | Sidewalk, Driveway, Water, Sewer, and Sump Inspections | Inspections are continuing to be completed as requested with replacements and new development. |

**Items of Interest
Engineering Department
February 1, 2019**

PROJ # PROJECT TITLE PROJECT STATUS

SUBDIVISION PROJECTS

| | | |
|---|-------------------------------|--|
| 2019-04 | The Reserve at Washington | The preliminary plan is approved by Planning Commission. The final record plat and construction documents has been returned to the developer with comments. Staff will be proceeding with Planning Commission approval in the coming months. |
| 2018-19 | Halifax Villas | The PD General Plan has been approved through Council. Design is progressing and staff is coordinating with developer. Construction documents are nearing completion after staff reviewed initially. |
| 2018-25 | Heritage at Troy Country Club | Planning Commission approved the preliminary plan for the development. |
| 2017-21; 2018-22 | Fox Harbor | The final plat of Section 4 was approved by Council. Construction has begun. Section 5 was approved by Council and an escrow agreement is being finalized. |
| 2016-10; 2017-13; 2017-15; 2018-02 | Stonebridge Meadows | Section 4 and Section 5 contractor has intermediate asphalt placed and house construction is progressing. Sections 6 and 7 have intermediate asphalt installed. |
| 2016-15; 2016-25; 2018-08 | Halifax | Section 2 and Section 3 have intermediate asphalt installed. Section 4 has construction progressing. Section 5 has been submitted to staff for review and presentation to Planning Commission. |
| 2015-06; 2015-35; 2017-12 | Nottingham | Section 9 and Section 10 has intermediate course of asphalt placed and house construction is progressing. Coordination with adjacent property owners to the detention pond is ongoing. |
| 2016-01 | Edgewater | Section 8 has intermediate asphalt. Housing construction is ongoing. |
| 2007-19 | Pleasantview Estates | Section 3 is awaiting final course of asphalt. Section 4 plat has been approved, but construction was never started. Staff was contacted by a developer to discuss completing the development. Staff responded to inquiry. |
| 2000-50 | Oakmont | Section 5 is awaiting final punch list and final course of asphalt. Developer has paid Miami Valley Lighting for street lights and plans to get the punch list and asphalt completed in the coming months to finish the plat. |
| 2018-07 | Villages of Concord | The development Preliminary Plan has been resubmitted for Planning Commission approval. |



MEMORANDUM

TO: Patrick E.J. Titterington, Director of Public Service and Safety

FROM: Tim Davis, Assistant Development Director

DATE: February 1, 2019

SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that are being addressed by the Economic Development Department from January 15, 2019 to January 29, 2019.

The first report shows all permit applications that were received. The permits have been separated by the wards they are located within. There were nine permit applications received during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going violations. Both open and closed concerns are listed. These concerns are separated by the wards of which they fall. There were 15 violations addressed during this time period.

All costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. Should the property owner fail to pay the invoice, the cost will be assessed to the property taxes.

encl.

Permit Activity Report

1/15/2019 - 1/29/2019

| Project Address | Ward | Permit Type | Description | Assigned To | Permit Date | Total Fees |
|----------------------|------|------------------------------|---------------------|-----------------|-------------|------------|
| 1140 BARRINGTON DR | 1 | Zoning-Accessory-Residential | POOL CABANA | Shannon Brandon | 1/28/2019 | \$26.00 |
| 125 S. Market Street | 2 | Change of Occupancy | POPCORN SHOP | Robert Watson | 1/28/2019 | \$52.00 |
| 93 Robin Hood Ln | 2 | Change of Occupancy | MICROBLADING STUDIO | Robert Watson | 1/28/2019 | \$52.00 |
| 134 N MARKET ST | 2 | Zoning-Accessory-Commercial | ACCESSORY BUILDING | Robert Watson | 1/15/2019 | \$25.00 |
| 117 S MARKET ST | 3 | Sign Permit-Permanent | NEW WALL SIGN | Robert Watson | 1/23/2019 | \$41.50 |
| 1419 GOLDEN EAGLE DR | 4 | Zoning-Accessory-Residential | SHED | Robert Watson | 1/25/2019 | \$25.00 |
| 1427 GOLDEN EAGLE DR | 4 | Zoning-Accessory-Residential | SHED | Robert Watson | 1/23/2019 | \$26.00 |
| 1201 BRUKNER DRIVE | 4 | Sign-Reface | GROUND SIGN REFACE | Robert Watson | 1/23/2019 | \$25.00 |
| 1408 GOLDEN EAGLE DR | 4 | Zoning-Residential Addition | SHED | Robert Watson | 1/17/2019 | \$26.00 |

Violation Activity Summary

1/15/19 - 1/29/2019

| Case # | Case Date | Assigned To | Site Address | Ward | Type of Violation | Status | Description |
|----------|-----------|-----------------|--------------------|------|-----------------------|--------|--|
| 20190030 | 1/28/2019 | Shannon Brandon | 1250 LONGWOOD DR | 1 | BRUSH LETTER | Open | 1-28-19 sb Brush on the bank of the Kidder ditch in the rear. Certificate, follow up 2-5-19 |
| 20190011 | 1/4/2019 | Robert Watson | 878 CROSSBOW LANE | 2 | ZONING PROBLEM | Closed | 1/4 RW, Storage shed on the property without a permit and not meeting setbacks. 1/14 RW, the owners came in and submitted for a permit. Closed |
| 20190012 | 1/4/2019 | Robert Watson | 886 CROSSBOW LANE | 2 | ZONING PROBLEM | Open | 1/4 RW, storage bldg on property w/o permit and not meeting the setbacks. Follow Up 1/31 |
| 20190006 | 1/3/2019 | Robert Watson | 840 JEFFERSON ST | 2 | TRASH & DEBRIS | Closed | 1/3 RW, complaint for trash and litter on the property. Sending out Certified, Follow Up 1/18. 1/14 RW/ AE, property cleaned up by the owner, Closed |
| 20190007 | 1/3/2019 | Robert Watson | 415 HARRISON ST | 2 | TRASH & DEBRIS | Open | 1/3 RW, complaint of trash on the property, looks like new tenant moved in. Sending Certified Follow Up 1/15. RW, some items removed with the rest covered in snow. Calling owner, follow Up 1/31. |
| 20190008 | 1/3/2019 | Robert Watson | 238 N MADISON ST | 2 | TRASH & DEBRIS | Open | 1/3 RW, a complaint came in about the vacant lot with trash. Sending Certificate mail. Follow Up 1/18. 1/7 RW, owner called will work on this as some material is for his house he plans to build this spring. 1/15 RW, owner had some items removed prior to snow, will follow up 1/31. |
| 20190009 | 1/3/2019 | Robert Watson | 1106 JEEP ST | 2 | TRASH & DEBRIS | Open | 11/3 RW, in the area and noticed a lot of trash/ litter. Sending Certificate, Follow Up 1/18. 1/15 RW, some items removed, snow-covered, left a card for follow up. |
| 20190021 | 1/17/2019 | Shannon Brandon | 304 S CHERRY ST | 3 | TRASH & DEBRIS | Open | 1-17-19 sb Spoke with the property owner at the property. They had a cleanout in the ROW but they will remove it. Follow up 1-22-19. 1-22-19 sb There is still trash in the ROW. Sending letter certified and certificate. 1-28-19 sb Green card dated 1-26-19. Follow up 1-31-19 |
| 20190020 | 1/14/2019 | Robert Watson | 719 E CANAL STREET | 3 | TRASH & DEBRIS | Open | 1-14-19 RW/AE Trash observed. Certificate with Follow up 1-30-19 |
| 20190013 | 1/4/2019 | Robert Watson | 1210 S CLAY ST | 3 | ZONING PROBLEM | Closed | 1/4 RW, noticed a newer accessory bldg on the property. Records show no permits for this. 1/14 RW, the owner came in and applied for the permit. Closed |
| 20190010 | 1/3/2019 | Robert Watson | 1105 JEEP ST | 3 | TRASH & DEBRIS | Open | 1/3 RW, in the area and noticed a lot of litter and wind-blown debris. Sending Certificate mail with Follow Up 1/18. 1/15 RW, trash removed by owner, Closed |
| 20190017 | 1/8/2019 | Robert Watson | 1287 S DORSET RD | 4 | TEMP SIGN - NO PERMIT | Closed | 1/8 RW, Hot Head Burrito - 2 temp signs out front, asked mgr on duty to remove by EOD, she agreed. Follow Up 1/9. 1/9 RW, removed by mgr. Closed |
| 20190019 | 1/11/2019 | Robert Watson | 421 N WESTON RD | 5 | TRASH & DEBRIS | Open | 1/10 RW, complaint about items at this property. Inspected, indoor furniture, metal, appliances, and other items. Sending Certificate mail. Follow Up 1/18. 1/15 RW, items now on trailer, snow covered, will Follow Up 1/31 to see if removed. |
| 20190029 | 1/28/2019 | Shannon Brandon | 1928 W MAIN ST | 6 | SIGN VIOLATION | Open | 1-8-19 sb Business now looks to be closed. Signs still up. Follow up 2-12-19 to make sure signs are down or covered. |
| 20190016 | 1/8/2019 | Robert Watson | 2343 W MAIN ST | 6 | TEMP SIGN - NO PERMIT | Closed | Issued a permit for Harris Jewelers temp banner, and still on the building. LVMTc yesterday, will call back or stop in today to have removed. 1/10 RW, removed by tenant. Issue with sign contractor. Closed |

February 2019

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|---|--|--|---|-----|-----|
| | | | | | 1 | 2 |
| 3 | 4 Council Meeting 7:00 Council Chambers | 5 Park Board 4:00 Council Chambers | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 Planning Commission 3:30 Council Chambers | 14  | 15 | 16 |
| 17 | 18 President's Day Offices Closed  | 19 Council Meeting 7:00 Council Chambers | 20 Recreation Board 4:00 Hobart Arena | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 Planning Commission 3:30 Council Chambers | 28 | | |

FEBRUARY 2019

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--|--|--|--|---|---|--|
| | | | | | 1 7:15-10:00AM FREESTYLE 12:30-1:30PM MONTESSORI 2:30-7:30PM FREESTYLE & TSC 8:00-10:00PM PUBLIC SKATE | 2 7:00-7:50AM MITES 8:00-10:00AM MITE GAMES 10:15AM-12:15PM TSC 12:30-1:30PM PW T GAME 2:00-4:00PM PUBLIC SKATE 4:15-5:15PM PW T GAME 5:45-7:45PM HS HOCKEY GAME 8:00-10:00PM PUBLIC SKATE |
| 3 9:00-10:00AM THOMPSON 10:15-11:15AM PW T GAME 11:30AM-1:30PM HS HOCKEY GAME 2:00-4:00PM PUBLIC SKATE 4:15-5:15PM PW T GAME | 4 7:15-10:00AM FREESTYLE 2:30-5:00PM FREESTYLE 5:15-6:30PM SKATE W/US 6:45-7:35PM SQ H/TR 7:45-8:35PM PW H/TR 8:45-11:00PM MEGA CITY | 5 7:15-10:00AM FREESTYLE 12:00-2:00PM HOMESCHOOL 3:00-3:45PM FREESTYLE 4:00-5:30PM JR. CLUB 5:45-6:35PM IP/MITI 6:45-7:35PM PW H 7:45-8:35PM BANTAM 8:45-11:30PM CANES & PUCKS | 6 7:15-10:00AM FREESTYLE 1:00-3:00PM HOMESCHOOL 3:15-4:30PM HS HOCKEY 5:45-6:35PM SQ H 6:45-7:35PM SQ T 7:45-8:35PM PW T 8:45-9:45PM MEGA CITY | 7 7:15-9:00AM FREESTYLE 9:00-9:30AM PRESCHOOL 12:00-2:00PM PATHWAY 3:00-3:45PM FREESTYLE 4:00-5:30PM JR. CLUB 5:30-6:45PM SKATE W/US 7:00-7:50PM MITE 8:00-8:50PM BANTAM 9:00-9:50PM HS HOCKEY | 8 7:00AM REMOVE GLASS AND BOXES 2:30-7:30PM FREESTYLE & TSC 7:30PM START COVERING ICE 10:00PM - 1:00AM LOAD IN | 9 CHEER DERBY |
| 10 CHEER DERBY | 11 7:15-10:00AM FREESTYLE 2:30-5:00PM FREESTYLE 5:15-6:30PM SKATE W/US 6:45-7:35PM SQ H/TR 7:45-8:35PM PW H/TR 8:45-11:00PM MEGA CITY | 12 7:15-10:00AM FREESTYLE 3:00-3:45PM FREESTYLE 4:00-5:30PM JR. CLUB 5:45-6:35PM IP/MITI 6:45-7:35PM PW H 7:45-8:35PM BANTAM 8:45-11:30PM CANES & PUCKS | 13 7:15-10:00AM FREESTYLE 1:00-3:00PM HOMESCHOOL 3:15-4:30PM HS HOCKEY 5:45-6:35PM SQ H 6:45-7:35PM SQ T 7:45-8:35PM PW T 8:45-9:45PM MEGA CITY | 14 7:15-9:00AM FREESTYLE 9:00-9:30AM PRESCHOOL 3:00-3:45PM FREESTYLE 4:00-5:30PM JR. CLUB 5:30-6:45PM SKATE W/US 7:00-7:50PM MITE 8:00-8:50PM BANTAM 9:00-9:50PM HS HOCKEY | 15 SETTING UP FOR CONCERT | 16 RICK SPRINGFIELD |
| 17 9:00AM-10:00AM THOMPSON 2:00-4:00PM PUBLIC SKATE 4:15-5:15PM IP GAME 8:00-10:00PM PUBLIC SKATE | 18 7:15-9:45AM FREESTYLE 10:00AM-12:00PM HOMESCHOOL 1:00-3:00PM PUBLIC SKATE 3:30-5:00PM FREESTYLE 5:15-6:30PM SKATE W/US 6:45-7:35PM SQ H/TR 7:45-8:35PM PW H/TR 8:45-11:00PM MEGA CITY | 19 7:15-10:00AM FREESTYLE 3:00-3:45PM FREESTYLE 4:00-5:30PM JR. CLUB 5:45-6:35PM IP/MITI 6:45-7:35PM PW H 7:45-8:35PM BANTAM 8:45-11:30PM CANES & PUCKS | 20 7:00AM TAKE OUT GLASS AND COVER ICE 2:00PM TAPE FLOOR 4:00-8:00PM LOAD IN | 21 8:00AM-12:00PM PIPE & DRAPE 12:00-10:00PM LOAD IN | 22 HOME SHOW 2:00-7:00PM | 23 HOME SHOW 10:00AM- 7:00PM |
| 24 HOME SHOW 10:00AM- 4:00PM | 25 7:15-10:00AM FREESTYLE 2:30-5:00PM FREESTYLE 5:15-6:30PM SKATE W/US 6:45-7:35PM SQ H/TR 7:45-8:35PM PW H/TR 8:45-11:00PM MEGA CITY | 26 7:15-10:00AM FREESTYLE 3:00-3:45PM FREESTYLE 4:00-5:30PM JR. CLUB 5:45-6:35PM IP/MITI 6:45-7:35PM PW H 7:45-8:35PM BANTAM 8:45-11:30PM CANES & PUCKS | 27 7:15-10:00AM FREESTYLE 1:00-3:00PM HOMESCHOOL 3:15-4:30PM HS HOCKEY ??? 5:45-6:35PM SQ H 6:45-7:35PM SQ T 7:45-8:35PM PW T 8:45-9:45PM MEGA CITY | 28 7:15-9:00AM FREESTYLE 9:00-9:30AM PRESCHOOL 3:00-3:45PM FREESTYLE 4:00-5:30PM JR. CLUB 5:30-6:45PM SKATE W/US START SETTING UP FOR WRESTLING | | |
| | | NOTES: | | | | |